



For Sale

3308 Broadway
San Antonio, Texas 78209

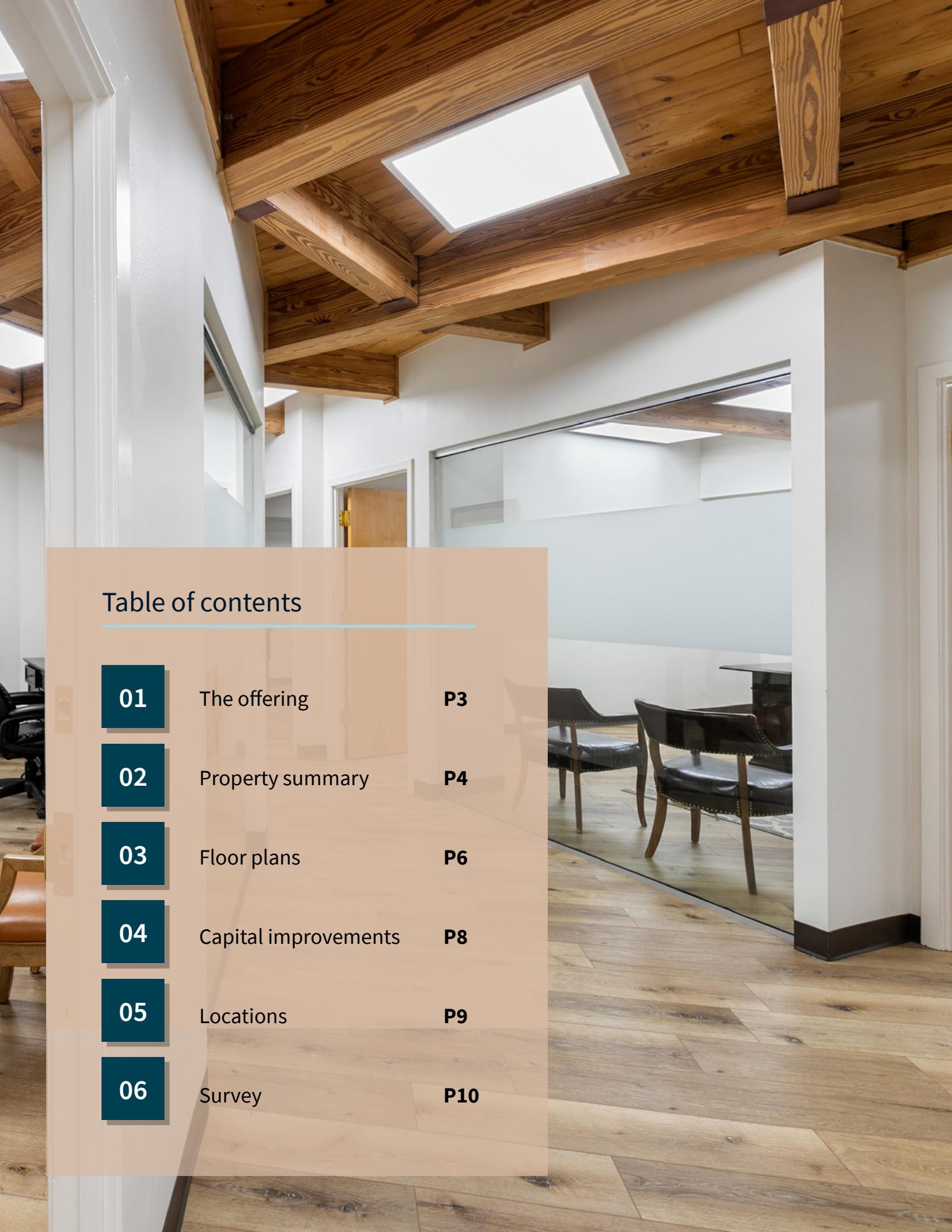


Table of contents

01	The offering	P3
02	Property summary	P4
03	Floor plans	P6
04	Capital improvements	P8
05	Locations	P9
06	Survey	P10

Executive summary

Jones Lang LaSalle (“JLL”), as exclusive advisor, is pleased to present the opportunity to purchase Brackenridge Plaza (the “Property”), a 14,938 SF four-story, mid-rise office building located at 3308 Broadway in San Antonio, Texas. Located along Broadway, one of the prominent corridors in San Antonio connecting iconic areas like Alamo Heights, Museum Reach, and Downtown San Antonio, the Property’s prime location blends historic charm with tree-lined streets, cultural attractions, and endless entertainment options. With future improvements planned for Hemisphere, Broadway East, and The Pearl, buyers will enjoy the continued benefits of neighboring reinvestments and planned new investments, maintaining this location as one of the most sought-after locations in the city. Brackenridge Plaza offers a user or investor opportunity to acquire a cash-flowing, office asset with potential upside and long-term value appreciation in one of the most resilient cities in the nation. The current owner is happy to provide an executed lease or vacate to allow for a new owner to occupy space immediately.





Property summary

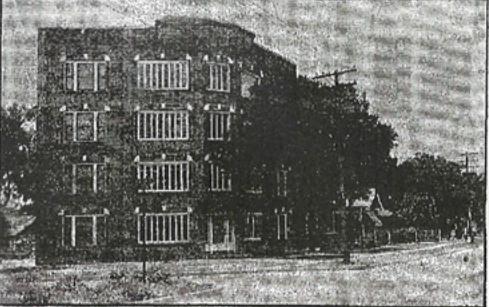
Address	3308 Broadway, San Antonio, Texas 78209
Submarket	Midtown
Year built/renovated	1925/1984
Occupancy	100% (space can be made available for an owner-occupant)
NOI	\$248,894
Building	14,938 SF
Land area	0.5890 acres
# of floors	4 floors
Zoning	O2
Parking	43 spaces (3:1000)
Roof type	Modified Bitumen
Age of roof	Installed 2018 (12 years remain on roof warranty)
Construction	Wood Frame with CMU load-bearing walls, brick veneer/stucco, single-pane fixed glazing

Property highlights

- Excellent visibility with existing monument signage and location on a signalized corner surrounded by two city parks.
- Flexible opportunity for an owner-occupant to immediately access office space OR for an investor to acquire a 100% cash-flowing office asset in San Antonio's most sought-after corridor.
- Numerous walkable restaurant and retail options.

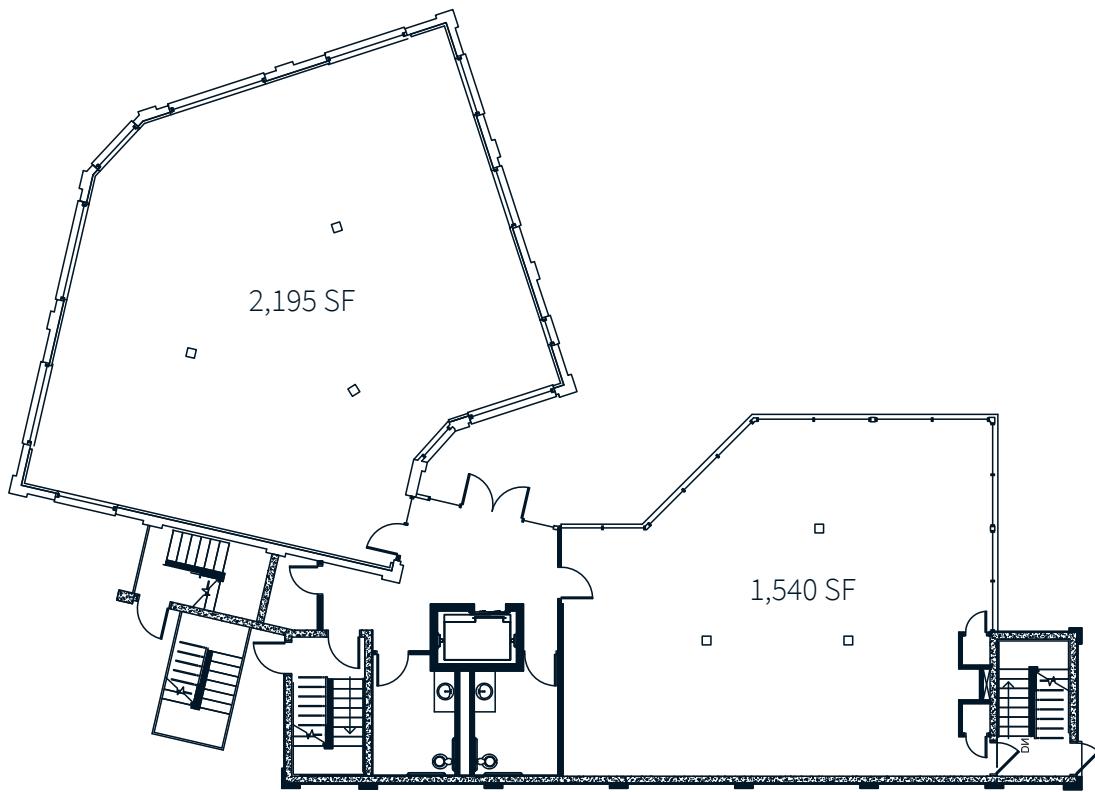
THE SAN ANTONIO LIGHT.

SUNDAY, AUGUST 9, 1925.

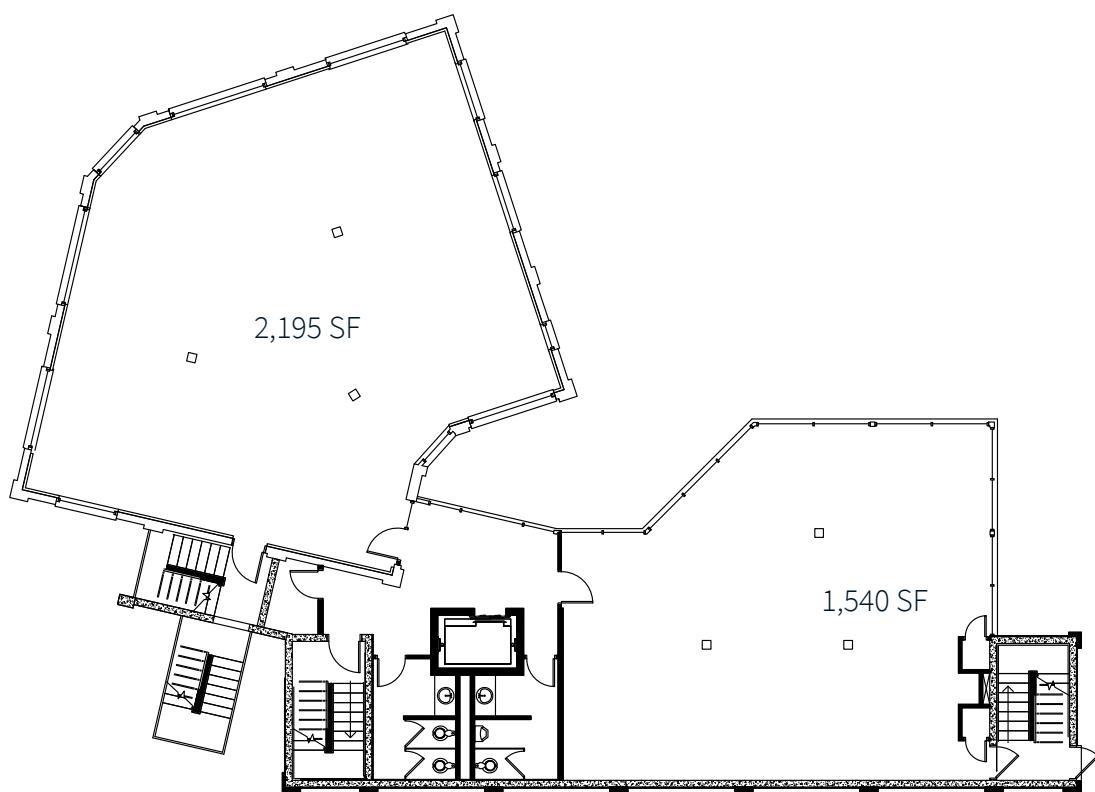
ANNOUNCEMENTS	ANNOUNCEMENTS	ANNOUNCEMENTS	ANNOUNCEMENTS	ANNOUNCEMENTS	ANNOUNCEMENTS
Special Notices	Special Notices	Special Notices	Special Notices	Special Notices	Special Notices
Brackenridge Apartments					
3308 Broadway—Corner Funston Facing Brackenridge Park					
<p>The "Brackenridge Apartments" at 3308 Broadway, corner Funston, and opposite Brackenridge Park, is now open and ready for your inspection and approval. The builders of the Brackenridge Apartments have set a precedent in Apartment House construction in San Antonio. See these apartments to day. Just drive out Broadway to Funston — opposite Main entrance Brackenridge Park. Planned by, and built under the personal supervision of C. R. Lowrie.</p>				<p>Six large five-room apartments, each equipped with Frigidaire, with no charge for maintenance. If you want a real "apartment home" these will be a revelation to you. These apartments are priced at \$100 per month unfurnished and \$150 per month furnished.</p> <p>Four "kitchenette" apartments, each equipped with Frigidaire, with no maintenance charge. These apartments are all furnished and rent for \$75 per month.</p> <p>Elevator service—maid service—garage for every apartment.</p>	
<p>THE ROYAL FURNITURE CO. —NEW FURNITURE— FROM THE WAREHOUSE TO YOU</p> <p>428 BURNETT ST. PHONE CROCKETT 666</p> <p>CASH OR TERMS</p> <p>We Completely Furnished All the Furnished Apartments in the</p> <p>Brackenridge Apartments AT 3308 BROADWAY</p> <p>WHICH IS NOW OPEN FOR YOUR INSPECTION</p>			<p>TAKE A TIP FROM TORCHY OUR PLUMBING IS AS SANITARY AS SUNLIGHT</p> <p>THE BRACKENRIDGE APARTMENTS 3308 BROADWAY NOW OPEN PLUMBING —BY— A. SACKS & CO. PLUMBING AND HEATING 624 Main Ave. Tr. 5145</p>		
The Brackenridge Apartments					
3308 BROADWAY					
OPEN TODAY FOR INSPECTION					
<i>Another Modern Apartment Building for San Antonio</i>					

Floor plan

Floor 1

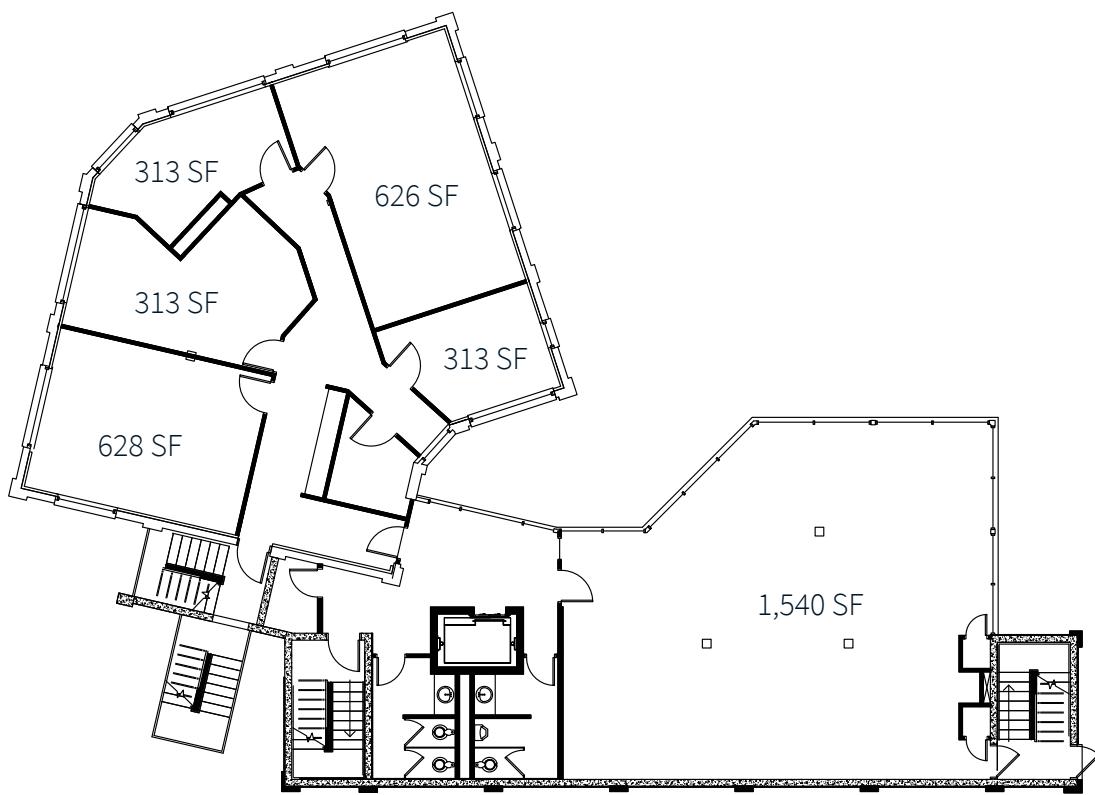


Floor 2

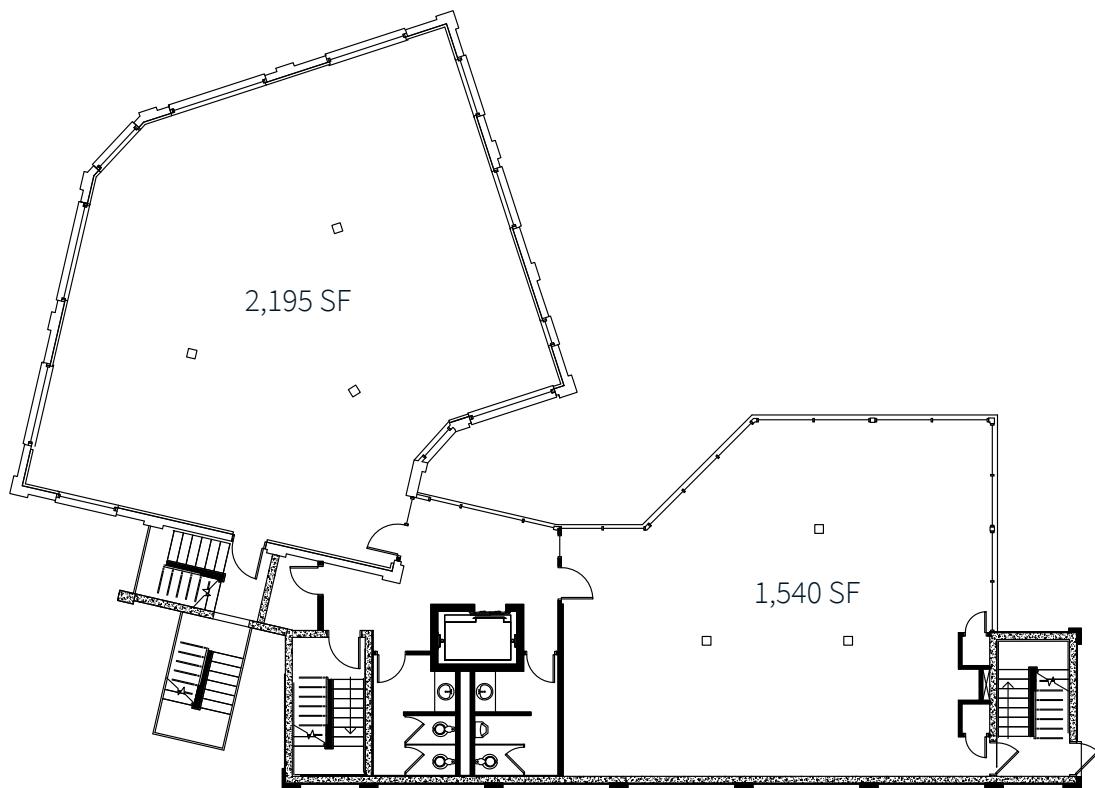


Floor plan

Floor 3



Floor 4





Capital improvements

- 7/8 of the suites have been fully renovated, incorporating LED lighting, glass walls and elevated finishes.

Location



Property drive times

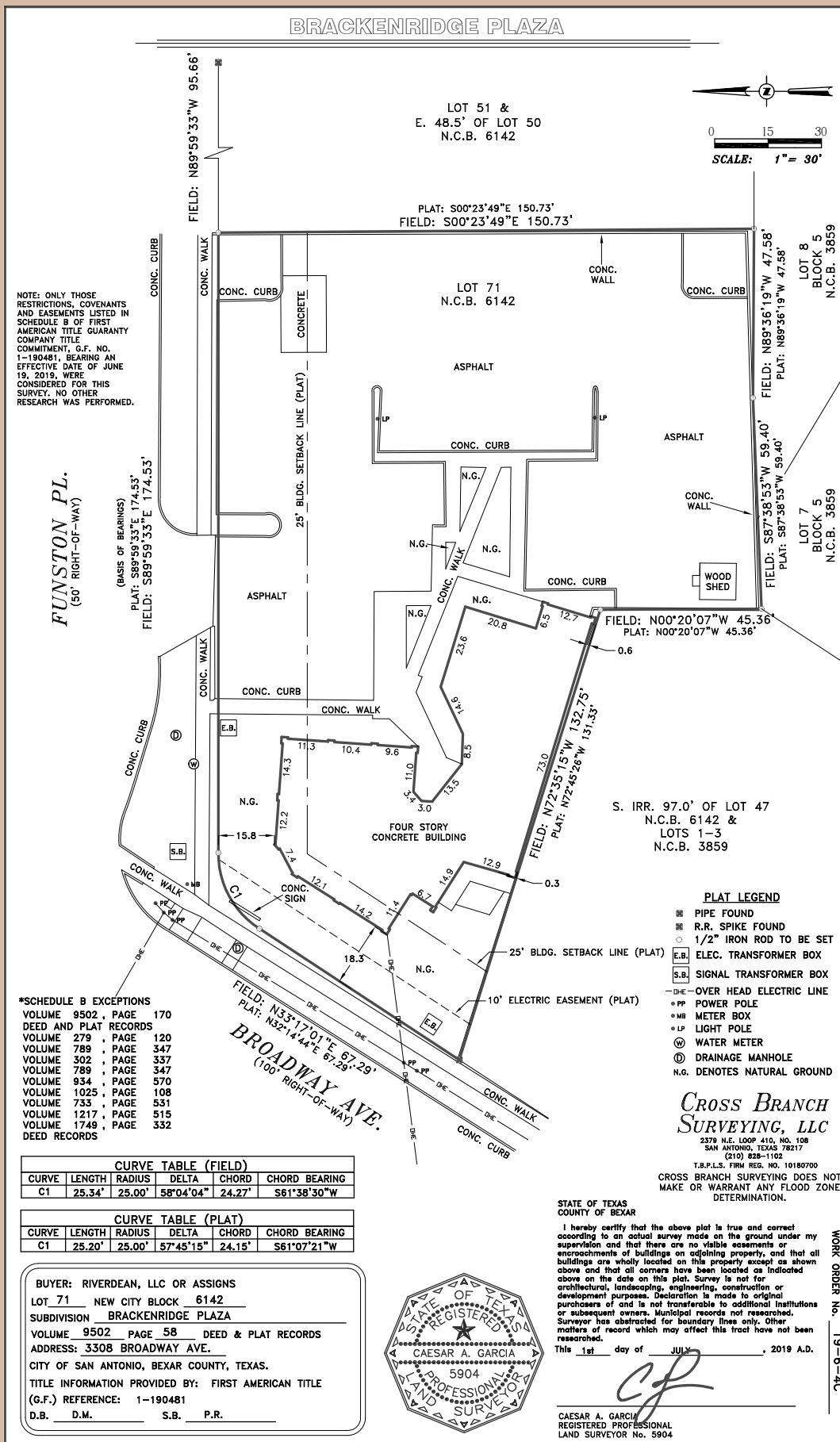
The Pearl District

5-minutes

To San Antonio International Airport (SAT)

Approximately 15-minutes

Survey





Contact

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
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Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date